

Scottish Borders Council

Regulatory Services - Consultation reply

Planning Ref	16/00205/FUL				
Uniform Ref	16/00387/PLANCO				
Proposal	Erection of timber processing building incorporating biomass plant room and staff welfare provision				
	Field No 0328 Kirkburn Cardrona				
Address	Scottish Borders				
Date	21/3/16				
Amenity and Pollution Officer	David A. Brown				
Contaminated Land Officer	Reviewed – no comments				

Amenity and Pollution

Assessment of Application

Air quality Noise Nuisance

This is an Application to erection of timber processing building together with a biomass boiler, a biofuel production facility and staff accommodation.

Biomass heating systems have the potential to cause nuisance and air quality problems.

In order to allow an air quality screening assessment to be carried out the applicant can carry one out using the biomass unit conversion and screening tool at http://iaqm.co.uk/guidance/

Alternatively if the following information is provided the screening calculation will be carried out for them:

- 1. Flue diameter
- 2. Flue height above ground level
- 3. Make and model of the boiler
- 4. Size of boiler (maximum output in kW)
- 5. Thermal efficiency of the boiler
- 6. Type of fuel to be used (pellets chips etc.)
- 7. The height and width of the building in which the boiler will be housed
- 8. The height and width of any building within a distance of 5 times the stack height, including fuel hoppers.
- 9. The boiler Emission Factor for PM10 particulates at full boiler power
- 10. The boiler Emission Factor for NOx at full boiler power

Where manufacturer's Emission Factors are unavailable, a notional value derived from Guidance will be used.

Wood processing machinery can cause noise annoyance.

The Applicant should submit a Noise Assessment for the proposed machinery, giving predicted noise levels within the nearest noise sensitive premises.

Noise levels should incorporate any tonal penalties and be reference against the Noise Rating Curves.

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Delete as appropriate –Further Information Required Before Application is Determined

Regulatory Services

To: Development Management Attention: Craig Miller

From: LANDSCAPE SECTION Date: 14th April 2016

Contact: Siobhan McDermott Ext: 5425 Ref: 16/00205/FUL

Subject: Erection of timber processing building incorporating biomass plant room and staff

welfare provision, field 0328, Kirkburn, Cardrona

It is recognised that a formal recommendation can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of landscape related issues.

Description of the Site

The site is a part of a larger north facing field on the southern side of the Tweed valley.

The site lies wholly within the Tweed Valley Special Landscape Area (SPA) and the designation recognises the special character of the valley landscape.

The Inventory Designed Landscape of Kailzie lies immediately across the minor road to the north.

The field slopes steeply down to the minor road that runs northeast/ southwest immediately to the north.

Nature of the Proposal

The proposal is for the erection of a biomass processing shed over the consented cold storage block and next to an agricultural shed. The ridge height of the proposal development is almost 9 metres above existing lower yard level

Implications of the Proposal for the Landscape including any Mitigation

I am concerned that the shed will be highly visible to receptors using the B7062 travelling eastwards from Peebles. The existing trees along the north boundary and on the other side of the road will not provide adequate screening to the shed when seen from this direction or from the east and views from sensitive locations on the other side of the valley may not be screened by the intervening trees along the B7062.

Conclusion

I have a concern that the proposal will have a negative visual impact on this part of the Tweed valley.

On grounds of Landscape and visual impact, I cannot support this application.

Siobhan McDermott Landscape Architect

PLANNING CONSULTATION

To:

Archaeology Officer

From:

Development Management

Date: 26th February 2016

Contact:

Craig Miller

2 01835 825029

Ref: 16/00205/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 18th March 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 18th March 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Cleek Poultry Ltd

Agent:

N/A

Nature of Proposal: Erection of timber processing building incorporating biomass plant room and

staff welfare provision

Site:

Field No 0328 Kirkburn Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known archaeological implications for this proposal. While there is some archaeological sensitivity in the surrounding area, the site itself is within an area that has been heavily disturbed by recent development. A watching brief was conducted on the adjacent site in 2005 and failed to identify significant archaeology.

REGULATORY **SERVICES**



To:

Development Management Service

FAO Craig Miller

Date: 15 Apr 2016

From:

Roads Planning Service

Contact: Paul Grigor

Ext: 6663

Ref: 16/00205/FUL

Subject:

Erection of timber processing building incorporating

biomass plant room and staff welfare provision Field No 0328 Kirkburn, Cardrona, Scottish Borders

The previous application for this proposal (16/00205/FUL) raised an objection from this department due to lack of information on traffic movements that this proposal would generate.

The current submission highlights that this relatively small scale building is proposed for processing biomass fuel for domestic and commercial heating. The applicant anticipates 1 lorry delivery per week at peak times of production. It is then intended that the biomass fuel is distributed to the adjacent holiday lodge development which has planning approval but yet to be constructed.

In theory, this proposal will potentially remove or limit the need for biomass fuel to be delivered to the holiday lodge development, should it be forthcoming.

Access to the site is to be via the existing junction, which is to be upgraded as per a separate application (15/01206/FUL). As such, I would be seeking for a condition, to be attached to any consent for this current application, requiring the access to be upgraded as per the application 15/01206/FUL prior to the timber processing unit becoming operational.

AJS

